

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01407/SU	Installation of a Switchgear Building	Wymondley Substation Blakemore End Road Little Wymondley Hitchin Hertfordshire SG4 7JJ

Submitted Plan Nos

2.0 **Site History**

2.1 None relevant.

3.0 **Proposal**

3.1 This application seeks the prior approval of the Local Planning Authority for the erection of a new switchgear building.

4.0 **Procedural Matters**

4.1 The determination of this application is to be made in accordance with Class A, Schedule 2, Part 15, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, which provides permitted development rights for electricity undertakings.

4.2 B Development by statutory undertakers for the generation, transmission, distribution or supply of electricity for the purposes of their undertaking consisting of—

(e) the erection on operational land of the undertaking or a building solely for the protection of plant or machinery;

(f) any other development carried out in, on, over or under the operational land of the undertaking.

B.1 Development is not permitted by Class B if—

(d) in the case of any Class B(e) development, the building would exceed 15 metres in height, or

(e) in the case of any Class B(f) development, it would consist of or include—

(i) the erection of a building, or the reconstruction or alteration of a building where its design or external appearance would be materially affected, or

(ii) the installation or erection by way of addition or replacement of any plant or machinery exceeding 15 metres in height or the height of any plant or machinery replaced, whichever is the greater.

B.2 Development is permitted by Class B subject to the following conditions—

(d) in the case of any Class B(e) development, approval of details of the design and external appearance of the buildings must be obtained, before development is begun, from—

(iii) in any other case, the district planning authority.

(NOTE: Only the relevant parts of Class B relating to the application have been referenced above).

5.0 **Assessment**

- 5.1 It is considered that the land the subject of the proposal is operational land. The building is considered to be used for the protection of plant or machinery. The building would not exceed 15m in height. The design and external appearance are considered acceptable.

6.0 **Conclusion**

- 6.1 Having regard to the relevant policies and material considerations, it is considered that the plans and specifications submitted are acceptable. As such, we hereby grant prior approval for the development based on the plans submitted.

7.0 **Recommendation**

- 7.1 That prior approval be **GRANTED** for the following reason:

1. Having regard to the relevant policies and material considerations, it is considered that the plans and specifications submitted are acceptable. As such, it is recommended that prior approval be granted. The proposal complies with Class A, Schedule 2, Part 15, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Signed  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 30 July 2024	